

MINUTES OF REGULAR MEETING DECEMBER 21, 2015  
PLANNING AND ZONING COMMISSION

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the meeting to order at approximately 7:00pm.

Regular Members present: Robert Maquat, Steve Carlson, Wallace Williams and Robert DeVellis (arrived at 7:05pm)

Regular Members absent: Milan Spisek

Alternate Members present: Raymond Martin & Vincent Caprio

Alternate Members absent: Ross Ogden

For the record: Raymond Martin was appointed to vote for Milan Spisek

7:00PM ADMINISTRATIVE MATTERS:

3. Request to amend Conditional Zoning Permit Z-11-4268, Pasquale Feola,, 664 Sport Hill Road. Letter dated December 8, 2015 seeks permission to convert existing dwelling to accessory barn. Motion was made by Robert Maquat, seconded by Raymond Martin to grant the request to convert the existing dwelling to an accessory structure subject to the Supplementary Agreement to Zoning Permit being filed in the Easton Land Records. Discussion was held regarding the proposed "Supplementary Agreement to Zoning Permit" for 664 Sport Hill Road and several changes were made.

Discussion was held that a plan must be submitted to show how the existing house will be converted to an accessory structure, i.e. barn doors instead of a front door.

The Commission determined that a letter should be drafted framing the request to Pat Feola.

Robert Maquat withdrew his motion; Raymond Martin also withdrew his second to the motion.

PUBLIC HEARING:

Subdivision Application, 15-02, Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Coccozza, Combined Properties, #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut, dated August 1, 2015. The plan consists of 6 lots, 4 of which are new lots off a Common Driveway accessway from Far Horizons Drive. - The Chairman noted that the public hearing had been continued from November 30, 2015. Larry Edwards, P.E. stated he had addressed the previous questions of the Town Engineer and revised plans had been submitted entitled "Subdivision Plan Prepared For Stefan Abelin And Louis & Dorothy Coccozza, Combined Properties #40 Far Horizons Drive & 89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised 11/30/15, which he briefly discussed with the Commission. Mr. Edwards noted that the open space had been eliminated as requested by the Conservation Commission and the proposed lots were now elongated to include additional acreage which would be mostly covered by a Conservation Easement.

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PUBLIC HEARING (continued):

The Chairman noted the following items for the record:

1. Letter dated December 21, 2015 to Planning & Zoning Commission, from Bruce E. Bombero, Sr. P.E.L.S., Assistant Town Engineer, Deputy Director of Public Works. (5 pages with attached 4 page letter dated October 26, 2015 from Edward L. Nagy, P.E., Town Engineer, Director of Public Works.)
2. E-mail dated December 18, 2015 from Larry Edwards to Margaret Anania with attached 6 page document entitled "Declaration of Common Accessway And Maintenance Covenant.
3. E-mail dated December 18, 2015 to Larry Edward from Margaret Anania Re: Comments from Michael Buturla, 40 Far Horizons and 89 Beers Road – Sheet #7.
4. E-mail dated December 21, 2015 from John Hansen to Margaret Anania Re: Follow up to -- Comments for consideration to be placed in the minutes of tonight's meeting.
5. Document entitled "Stormwater Management Plan For Stefan Abelin & Louis & Dorothy Coccozza, 40 Far Horizon Drive & 89 Beers Road, Easton Connecticut", dated March 1, 2015, last revised 11/30/15, Prepared by J. Edwards & Associates, LLC.
6. Letter of Transmittal dated 12/15/2015 from J. Edwards & Associates, LLC with attached three page Conservation Easement.
7. Set of Maps entitled "Subdivision Plan Prepared For Stefan Abelin and Louis & Dorothy Coccozza Combined Properties #40 Far Horizons Drive & #89 Beers Road, Easton, Connecticut", dated August 1, 2015, last revised 11/30/15, 8 sheets in all.
8. Document entitled "Declaration of Common Accessway And Maintenance Covenant with hand corrections by the Land Use Director, John Hayes.

The following people from the public spoke:

1. Peter Neary, 45 Sanford Drive
2. Amanda Marino, Mountain Wood Trail, LLC
3. Attorney Kent Miller, Mountain Wood Trail, LLC

Discussion was held that additional time was needed by the outside consultant hired by Mountain Wood Trail, LLC to analyze the new drainage computations and to finalize the Document entitled "Declaration of Common Accessway And Maintenance Covenant". Larry Edwards stated he had submitted an extension letter for 45 days to conduct the public Hearing but would give an additional extension of 20 days in case of inclement weather.

The Chairman declared the public hearing recessed until 6:30pm, Thursday, January 14, 2016, Conference Room of the Easton Town Hall, 225 Center Road.

ADMINISTRATIVE MATTERS:

5. Request for Subdivision Bond Release, Adirondack Estates Subdivision, Subdivision Application, 05-01, Adirondack Trail. The Chairman noted a letter dated December 8, 2015 to the Planning & Zoning Commission from Attorney Harold L. Rosnick requesting a bond reduction in regard to the above subdivision. Present at the meeting was Attorney Harold Rosnick who requested the release of the bond for the "Adirondack Estates" Subdivision.

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ADMINISTRATIVE MATTERS (continued):

5. Request for Subdivision Bond Release, Adirondack Estates Subdivision

Two items were submitted by Hal Rosnick:

1. Additional copies of concrete test from Connecticut Materials Testing Lab, Inc. (Originals to be submitted to Edward Nagy, P.E., Town Engineer, Director of Public Works).
2. Portion of the Connecticut General Statutes, Section 8-25, Subdivision of land.

This item was tabled until the next meeting in order to get some input from the Town Engineer.

1. Minutes of Meetings: December 14, 2015 – Motion was made by Steve Carlson, seconded by Wallace Williams, to approve the minutes for December 14, 2015 as filed. The vote was unanimous, 3-0, motion carried.

OLD BUSINESS:

Aspetuck Land Trust – The Land Use Director gave the Commission an update regarding the construction and proposed plan for the Jump Hill Road parking lot.

ADMINISTRATIVE MATTERS (continued):

4. Correspondence: A proposed revision to the 2016 Calendar of Meetings for the Easton Planning and Zoning Commission had been distributed. For the first part of the year, until the end of April, 2016) the Planning and Zoning Commission Meetings will start at 6:30PM to allow for public input. Also, the first meeting in January 2016 would be on a Thursday, January 14, 2016 to allow for a full quorum of Commissioners and to accommodate the outside consultant preparing the Zoning Regulations. Motion was made by Robert Maquat, seconded by Wallace Williams, to approve the “REVISED Year 2016 Schedule of Meetings, EASTON PLANNING & ZONING COMMISSION”. The vote was unanimous, 5-0, motion carried.

EXECUTIVE SESSION:

At approximately 8:45PM, motion was made by Robert Maquat, seconded by Raymond Martin, to go into Executive Session to discuss pending litigation: Town of Easton et a v. Nikki Zeoli a/k/a Porzio, for property located at 639 Stepney Road. John Hayes, Land Use Director and Margaret Anania, Recording Secretary left the room. Attorney Ira Bloom entered the meeting.

At approximately 9:57pm, motion was made by Raymond Martin, seconded by Wallace Williams, to adjourn the Executive Session, the vote was unanimous, 5-0, motion carried.

At approximately 9:58pm upon return to regular session, there being no other items for discussion, motion was made by Wallace Williams, seconded by Raymond Martin, to adjourn the meeting. The vote was unanimous, 5-0, motion carried.

  
Margaret Anania, Recording Secretary